

LAND SUBDIVISION COMMITTEE MEETING
May 5, 2011

Members

Gregg Humphrey

Steve Stewart

Nate Bottom

Rick Weber

Kenneth Springs

Matt McLaughlin

Lori Williams

Roleen Thoele

Jim Henricks

Others

Jeff Snyder

J.R. Riser

Tom Giacomini

Rich Giacomini

Mike Johnson

Mike Curtis

Maureen Bluhm – Simon Properties

Kevin Barnes

Staff

Joe Zeibert

Steve Keenan

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO.	2004-02
CENSUS TRACT #	36.03

NAME OF SUBDIVISION: Centennial Park Place – 1st Addition – Partial Plat of Vacation

JURISDICTION: City

DATE OF MEETING: May 5, 2011

OWNER: Brooklynn Homes LLC

ENGINEER: Fuhrmann Engineering

DESCRIPTION: Lot 19 – Pt. NW ¼, Section 10, T15N, R6W
West side of Rutherford Trek, north of Hedley Road

0.000107 **Acres** 1 **Lot**

MOTION TO RECOMMEND: Approve, Subject To

BY: Nate Bottom

2ND BY: Jim Henricks

VOTE: Unanimous

Mike Curtis said the partial plat of vacation was necessary because a structure was built over an easement.

Joe Zeibert, Regional Planning Commission, said the surveyor needs to correct the discrepancy between the bearing on the first line of the legal description and the bearing shown on the plat.

Kenneth Springs, citizen member, had no comments.

Jim Henricks, Sangamon County Department of Public Health, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said Public Works concurs with Regional Planning.

Lori Williams, City Traffic Engineer, had no comments.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Nate Bottom moved to approve the partial plat of vacation, subject to fixing the legal description bearing.

Jim Henricks seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2009-07

CENSUS TRACT # 36.02

NAME OF SUBDIVISION: Snyder Lane Minor Subdivision – Variance of Sec. 153.157(J) –
Stub Streets

JURISDICTION: City

DATE OF MEETING: May 5, 2011

OWNER: Jeff Snyder

ENGINEER: ---

DESCRIPTION: Pt. W ½, SW ¼, Section 35, T16N, R6W
Margaret Avenue, east of McKibbin Lane, north of Old
Jacksonville Road

5.75 **Acres** 2 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Kenneth Springs

2ND BY: Steve Stewart

VOTE: Unanimous

Jeff Snyder presented the variance request. He said granting the variance would allow him to remove a mobile home, split the property, and to construct a residence next to his parents.

Joe Zeibert, Regional Planning Commission, said the variance request would allow the applicant to not have to build a cul-de-sac. He said it would be beneficial to extend the public road to the east to serve the existing 40 acres. Zeibert said the committee might want to look into obtaining right of way for the future extension. He said staff defers to Public Works and the Fire Department for the cul-de-sac question.

Kenneth Springs, citizen member, asked Snyder if the building to be constructed would be his residence, to which Snyder answered yes.

Jim Henricks, Sangamon County Department of Public Health, said he did not have a comment on the cul-de-sac issue. He said the applicant would later have to apply to Public Health for a septic system permit. Henricks reminded the applicant that the soils for a septic system do not appear to be suitable.

Steve Stewart, CWLP-Water, said he checked with the Curran-Gardner Water District and said that there are fire hydrants and water at the site so he had no objections.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said the applicant shall provide a turnaround that is adequate for fire safety vehicles. He said the applicant shall provide an access easement when he submits the final plat. Bottom said the turnaround must have a design that is approved by the City Engineer, the Fire Department, and the Township Road Commissioner. He said the Road Commissioner is on board. Zeibert asked if Bottom could define what type of cul-de-sac and pavement would be required. Bottom said that could be discussed further down the road. Bottom replied that the turnaround will need to meet the standards for an access road. Zeibert asked if Public Works could provide information so the applicant knows what to expect. Lori Williams, City Traffic Engineer, said the applicant shall define the radius returns of the entrances so the fire trucks can pull in, back up, and pull out in the Y or the T area. She said the turnaround area will need heavier duty pavement than what currently exists. Williams said she was not sure at this point what pavement would be required. Bottom added the composition of the turnaround has not yet been discussed.

Lori Williams, City Traffic Engineer, said the concern is if the property is further subdivided into additional lots. She said Margaret Avenue is not adequate to serve the 40 acre property to the east. Snyder said this is fine because he had no plans for further divisions.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Kenneth Springs moved to approve the variance of Section 153.157(J) – Stub Streets – to allow a turnaround instead of a cul-de-sac, subject to the turnaround meeting the access, safety, and composition standards set by Public Works, the Fire Department, and the Township Road Commissioner. Steve Stewart seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2004-02

CENSUS TRACT # 36.03

NAME OF SUBDIVISION:	Centennial Park Place – Revised Preliminary Plan				
JURISDICTION:	City				
DATE OF MEETING:	May 5, 2011				
OWNER:	Centennial Park Subdivision LLC – Tom Giacomini				
ENGINEER:	Martin Engineering				
DESCRIPTION:	Pt. NE ¼, Section 9, Pt. S ½, NW ¼, Section 10, T15N, R6W West side of Leinhart Road, north of Centennial Park				
	<table border="0" style="width: 100%;"><tr><td style="text-align: center;">196</td><td style="text-align: center;">Acres</td><td style="text-align: center;">340</td><td style="text-align: center;">Lots</td></tr></table>	196	Acres	340	Lots
196	Acres	340	Lots		
MOTION TO RECOMMEND:	Approve, Subject To				
BY:	Nate Bottom				
2ND BY:	Roleen Thoele				
VOTE:	Passed with one no vote				

Steve Walker presented the preliminary plan. He said the developers have decided to reconfigure the area south of the first addition, change the phasing, and change some lot sizes.

Joe Zeibert, Regional Planning Commission, said the applicant shall check Lots 329, 336, and 337 to ensure they meet lot width with the zoning administrator. He said the applicant shall submit a list of the officers of the L.L.C. Zeibert reminded the applicant that the floodplain development permit is no longer valid. He said if development occurs in the floodplain, a new permit is required. Zeibert said Centennial Park Place First Addition was recorded 7/13/2005. He said we are quickly approaching 6 years and we still do not have a sidewalk installed along Hedley and Leinhart. Zeibert said according to Sec. 153.139 of the Subdivision Ordinance all public improvements must be completed within 2 years from the date when the security was approved. Zeibert said he was not sure if the security was still in place, to which Bottom replied there is a security in place. Zeibert said it has been a long time since the subdivision was platted and that it is important to install the sidewalk to the Sangamon Valley Trail.

Kenneth Springs, citizen member, had no comments.

Jim Henricks, Sangamon County Department of Public Health, had no comments.

Steve Stewart, CWLP-Water, said since the property was annexed to the City prior to September 2009, CWLP would provide water. He said there was adequate capacity to serve the development.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, had no comments.

Lori Williams, City Traffic Engineer, said the applicant shall ensure the street configuration for Phase IV does not impact the overall traffic pattern of the subdivision.

Zeibert asked the applicant when he intended to build the sidewalks. Tom Giacomini, the applicant, said the sidewalks would be built when the buildings are constructed. He said this arrangement would ensure the sidewalks are not damaged when construction occurs. He said if Public Works wants us to work with the City we can but the sidewalks may be damaged and then the City of Springfield has to deal with it. Zeibert asked when the sidewalks along Lenhart would be constructed. Bottom said the City will make the applicant put in sidewalks. He said there are quite a few open lots still there. Bottom said when it gets close to being built out at 70% or so and when gaps still exist the City will tell the developer to install the sidewalks. He said there are still some open lots at Cobblestone and the applicant went ahead and built the sidewalks. Bottom said the applicant is responsible for sidewalks. Zeibert asked what will happen with the sidewalks now that the trail is about to open. Bottom said they need to put the sidewalk in near the trail. He said he had talked with the applicant and the applicant will work on getting the sidewalks in as soon as possible. He said the applicant shall focus on Hedley Road to make the sidewalk connection to the trail as soon as possible as well as putting in the barrier curb along Hedley Road. Giacomini said with the market being down he did not want to try and attack a lot with the subdivision. He said this would require borrowing to make the improvements. Bottom said with the fourth addition being developed the connectivity will improve in the area near the trail sooner than what the old preliminary plan said. Zeibert asked what would happen if the sidewalks along the south side of the road are not built. Bottom said then the City would close out the letter of credit for the sidewalk improvements. Zeibert said he did not think there should be any further final plats issued until the sidewalks are built. He said this was the staff's opinion. Zeibert said this is an important issue. He said he also noticed the applicant eliminated the pedestrian connection to the trail. Zeibert said there is supposed to be a connection to the trail. He said if there is no sidewalk along the public road there is no reason why we should get rid of the connection to the trail. Giacomini said someone can access the trail from Hedley Road. Zeibert said yes but it would be difficult for people to get there by walking on the grass. Bottom said there is a gap in the sidewalk network that makes it difficult to get to the trail now. Giacomini said technically you are not supposed to ride your bike on the sidewalk and that a rider can access the trail from Hedley Road. Zeibert said he was talking about walkers. Zeibert and Giacomini continued discussing the sidewalks. Bottom said the City still held the security, would work with the developer, and that Zeibert's concern about getting the connection was understood. Bottom said he agreed with Zeibert on pedestrian connectivity. Zeibert said the sidewalks should be built sooner rather than later.

Nate Bottom moved to approve the revised preliminary plan, subject to:

- (1) Ensuring the lots mentioned are wide enough to meet zoning; and,
- (2) Submitting a list of officers for the L.L.C.

Roleen Thoele seconded the motion and the motion passed with Kenneth Springs voting no.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2010-06

CENSUS TRACT # 20

NAME OF SUBDIVISION:	Redivision of Lot 2 – Wabash Oaks Subdivision, Plat 2 – Preliminary Plan
JURISDICTION:	City
DATE OF MEETING:	May 5, 2011
OWNER:	Quattro Development LLC – Kevin Barnes
ENGINEER:	Larson Engineering
DESCRIPTION:	Pt. NW ¼, Section 7, T15N, R5W North side of Wabash Avenue, east of Veterans Parkway, near the Longhorn Steakhouse
	<u>26.024</u> Acres <u>2</u> Lots
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Nate Bottom
2ND BY:	Kenneth Springs
VOTE:	Unanimous

Kevin Barnes presented the preliminary plan. He said the applicant wanted to subdivide property that is currently overflow parking for the Longhorn Steakhouse on Wabash Avenue.

Joe Zeibert, Regional Planning Commission, said the applicant shall show the existing shared access easement and provide a recorded document number, especially where the new parcel will be located. He said the applicant shall identify the total acreage for the site. Zeibert asked if drainage calculations had been sent to the City. Nate Bottom, Office of Public Works, said he understood the applicant would decrease the runoff because there would be less impervious surface and the applicant would provide landscaping. He said he had not received drainage calculations. Bottom said the issue was more important for the construction plans. Barnes said there would be landscaping on the parking islands and additional landscaping on the sides of the building. Bottom said the applicant shall send a letter via email to Joe Zeibert and Bottom saying the run-off will be decreased at the site with the proposed construction.

Kenneth Springs, citizen member, had no comments.

Jim Henricks, Sangamon County Department of Public Health, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, said the newly created lot shall only be served by a 6" service sewer connected to the existing manhole. He said the applicant

cannot tie into the other 6" service lines that run on the lot. Humphrey said the applicant can only tie into the manhole.

Nate Bottom, Office of Public Works, had no comments.

Lori Williams, City Traffic Engineer, said access to the property should be reviewed. She said it may be more appropriate to move the current access further west to separate the conflict with the east entrance to the mall. She said since the property borders three streets, Wabash, Veterans, and Iles, that all three streets with centerlines and general right of way should be shown. Williams said the applicant shall show the location of any access easements in the general vicinity of the proposed lot.

Matt McLaughlin, Springfield Building and Zoning, had no comments.

Rick Weber, Springfield Fire Department, said depending on how the lots develop the applicant may have to install a fire hydrant.

Roleen Thoele, CWLP-Electric, said there is electric service 30' west of the property in front of the steakhouse. She said CWLP would prefer to meet the applicant's electric line at the property line.

Nate Bottom moved to approve the preliminary plan, subject to:

- (1) Showing the existing access easement and providing a recorded document number;
- (2) Identifying the total acreage of the site; and,
- (3) Sending a letter stating the applicant will decrease run-off on the site.

Kenneth Springs seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.